



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of October 29, 2009

Templeton Area

Rossi Minor Use Permit. Request by R&M Rossi Road Development, LLC to authorize the development of a commercial retail center to include three buildings with approximately 12,400, 4,500 and 3,000 square feet each. The project will involve 2,200 cubic yards of cut and 12,600 cubic yards of fill and a site disturbance area of 91,476 square feet (2.1 acres) on a 2.18 acre parcel. The proposed project is within the Commercial Retail land use category and is located at 1075 Rossi Road, at the southeast corner of the intersection of Rossi Road and Vineyard Drive in the community of Templeton. The site is in the Salinas River planning area. ED08-080 (DRC2007-00088)

Templeton Area

Murrell/Searidge Parcel Map. Request by the Thomas A. Murrell Family Trust and Searidge Investments, LLC for a parcel map (CO-05-0014/ SUB2007-00221) to subdivide a 2.01 acre parcel into three parcels of 0.64 acres (Parcel One), 0.70 acres (Parcel Two) and 0.66 acres (Parcel Three) for the purpose of sale and/or development. The project will result in the disturbance of approximately 1.2 acres including development within three building envelopes and access improvements. The project is within the Residential Single Family land use category. The project is located at 320 Old County Road, east of the intersection of Eddy Street, and Forest Avenue, in the community of Templeton. The site is within the Salinas River Planning Area. ED09-084 (SUB2007-00221)

Templeton Area

Weyrich Conditional Use Permit. Request to allow an as-built expansion of a lumber operation including paving, storage of materials, saw equipment, landscaping, and parking. Additional proposed uses include: 1) 11 pole barns to store/screen materials (14,000-sf, 12,000-sf, 6,000-sf, and 5,300-sf in size; 2) 1,500-sf stationary saw station; 3) expansion of 2 detention basins (7,000 and 4,320 additional cf each); and, 4) a request for a curb, gutter, and sidewalk

waiver. The project resulted in the disturbance of approximately eight acres. Additional improvements would result in the disturbance of approximately 3,130 sf (drainage improvements and building piers). The proposed project is within the Commercial Service land use category. The project site is located at 600 North Main Street, immediately southwest of the Main Street/Highway 101 interchange, in the community of Templeton, within the Salinas River planning area. ED08-106 (DRC2007-00024)

Templeton Area

Teckman Minor Use Permit. Request by Dave Teckman to allow a conversion of an existing 1,826 square foot building (garage/workshop/guesthouse) into a winery with a public tasting room. The project includes a request to modify the setback requirement of 200 feet from the nearest property line for a winery with public tasting to approximately 110 feet from the front property line, 92 feet rear property line, and 75 feet from the east-side property line. The project is also includes a request to modify the setback requirements of 400 feet from the nearest residence to 315 feet. The project does not include any special events. The project will result in the disturbance of approximately 1,050 square feet on a 3.6 acre parcel. The proposed project is within the Agriculture land use category and is located on the south side of Vineyard Drive (at 5325 Vineyard Drive), approximated 3.5 miles east of the community of Templeton. ED09-008 (DRC2008-00152)

Arroyo Grande Area

Montecito Ridge Estates Minor Use Permit. Request by Montecito Ridge Estates, LLC for a reconsideration of Tract 1648 to relocate the building envelope on Lot 4. The building envelope is proposed to be relocated from an area with sloping terrain on the east side of a knoll to relatively level terrain at the top of the knoll. The project would ultimately facilitate grading for and construction of a single family residence of approximately 3,673 square feet and an attached garage of approximately 1,356 square feet. Grading is anticipated to involve approximately 2,100 cubic yards of cut and 2,100 cubic yards of fill over a 0.8 acre area. The project site is in the Residential Rural land use category. The project site is located on the north side of Montecito Ridge Drive (addressed as 1190 Montecito Ridge Drive), approximately 0.37 miles north of Manzanita Court, east of Hwy. 227, in the Arroyo Grande Fringe area, approximately 2 miles north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area. ED09-026 (SUB2008-00051)